

# **RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND**

## **PLANNING BOARD**

### **AMHERST, MASSACHUSETTS**

#### **Section I: Authority**

##### **I.A. Authority**

Under the authority vested in the Planning Board of the Town of Amherst by Section 81-Q of Chapter 41 of the General Laws, said Board hereby adopts these Rules and Regulations governing the Subdivision of Land in the Town of Amherst. The Subdivision Control Law went into effect in the Town of Amherst on December 12, 1951.

##### **I.B. Purpose**

These Subdivision Regulations have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and, in proper cases, parks and open areas. The powers of the Planning Board and of the Board of Appeals under these Regulations shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for minimizing congestion in such ways and in the adjacent public ways for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning by-laws; for securing provision for water, sewerage, drainage, underground utility services, fire, police, and other similar municipal equipment, and street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other, with the public ways in the Town and with the ways in neighboring subdivisions.